



PHAP15-00021

Date: July 6, 2015
Application Type: Certificate of Appropriateness
Property Owner: Robert and Amy O'Rourke
Representative: Alberto Alcantar
Legal Description: Being 7 Sunset Heights 56 To 59, City of El Paso, El Paso County, Texas
Historic District: Sunset Heights
Location: 1100 Los Angeles Drive
Representative District: #8
Existing Zoning: R-4/H (Residential/Historic)
Year Built: 1904
Historic Status: Landmark
Request: Certificate of Appropriateness for the demolition and reconstruction of an addition and the modification of a window opening into a door
Application Filed: 6/22/2015
45 Day Expiration: 8/6/2015

ITEM #2



GENERAL INFORMATION:

The applicant seeks approval for:

Certificate of Appropriateness for the demolition and reconstruction of an addition and the modification of a window opening into a door

STAFF RECOMMENDATION:

The Historic Preservation Office recommends APPROVAL of the proposed scope of work based on the following recommendations:

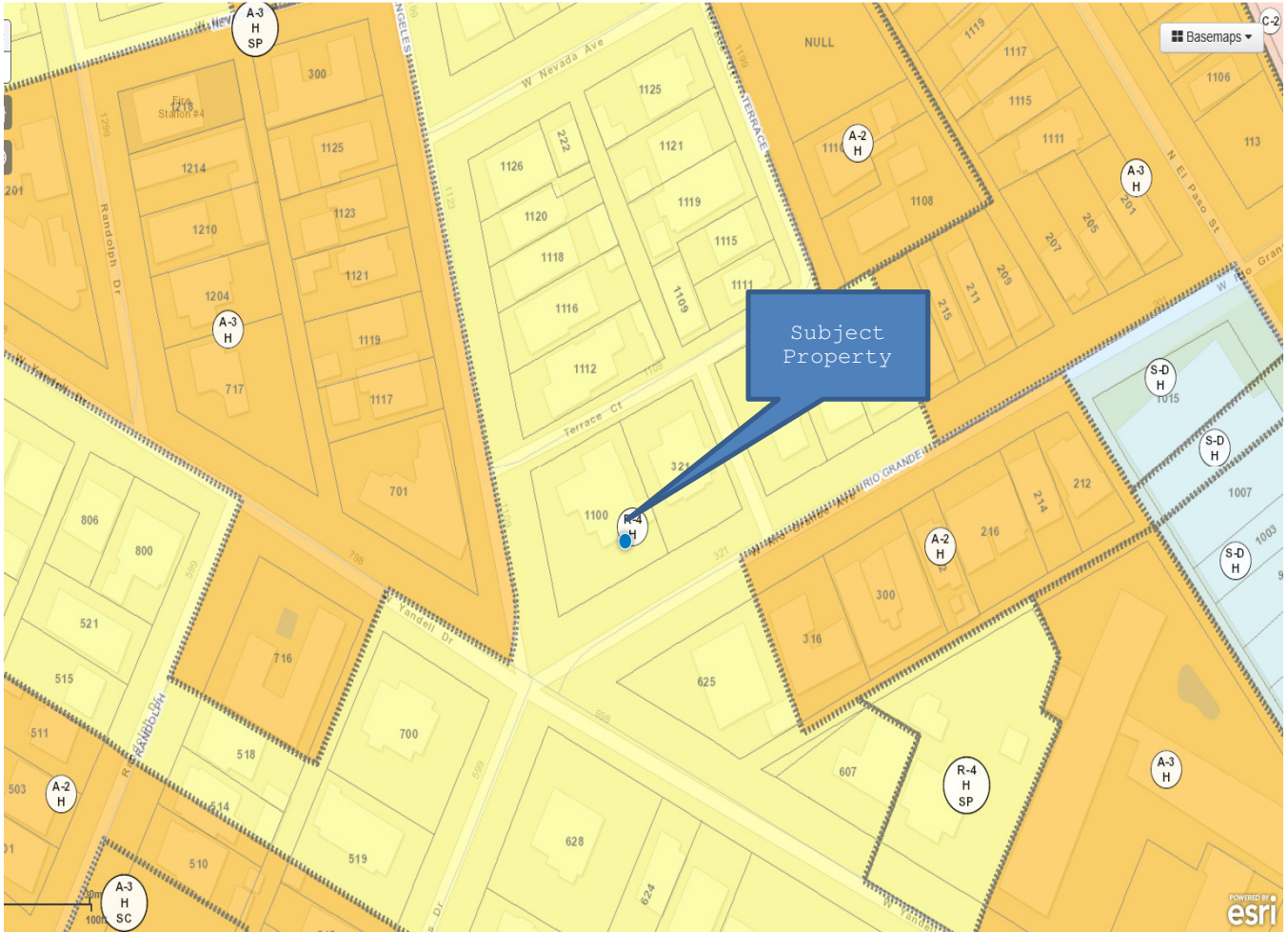
The Design Guidelines for El Paso's Historic Districts, Sites, and Properties recommend the following:

- *Introduce additions in locations that are not visible from the street-generally on rear elevations.*
- *Locate additions carefully so they do not damage or conceal significant building features or details.*
- *Design an addition so it is compatible in roof form, proportions, materials and details with the existing structure.*
- *Design an addition that is compatible with but subtly different from existing historic homes in the district.*
- *Design an addition so that if removed in the future, the historic building's form and character defining features are not obscured, damaged, or destroyed.*
- *Doors and windows are considered important character-defining features because of significant detailing.*
- *Windows in secondary facades shall be reviewed on a case by case basis.*
- *Retain and preserve the pattern, arrangement, and dimensions of door and window openings on principal elevations. Often the placement of doors and windows is an indicator of a particular architectural style, and therefore contributes to the building's significance. Doors and windows for new construction and additions should be compatible in proportion, location, shape, pattern, size, and details to existing units.*
- *When repair is not feasible, door and window products will be reviewed on an individual basis using the following criteria:*
 - a. Architectural and historical compatibility*
 - b. Comparison to original profile*
 - c. Level of significance of original doors and windows to the architectural style of the building.*
 - d. Three dimensional exterior applied muntins that simulate or match the original muntins may be approved. Single dimension interior applied muntins are not appropriate.*

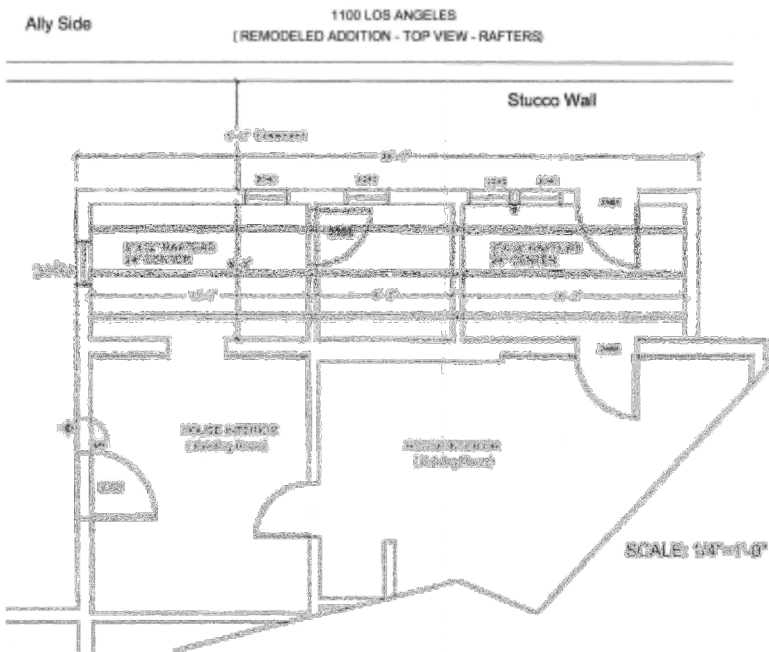
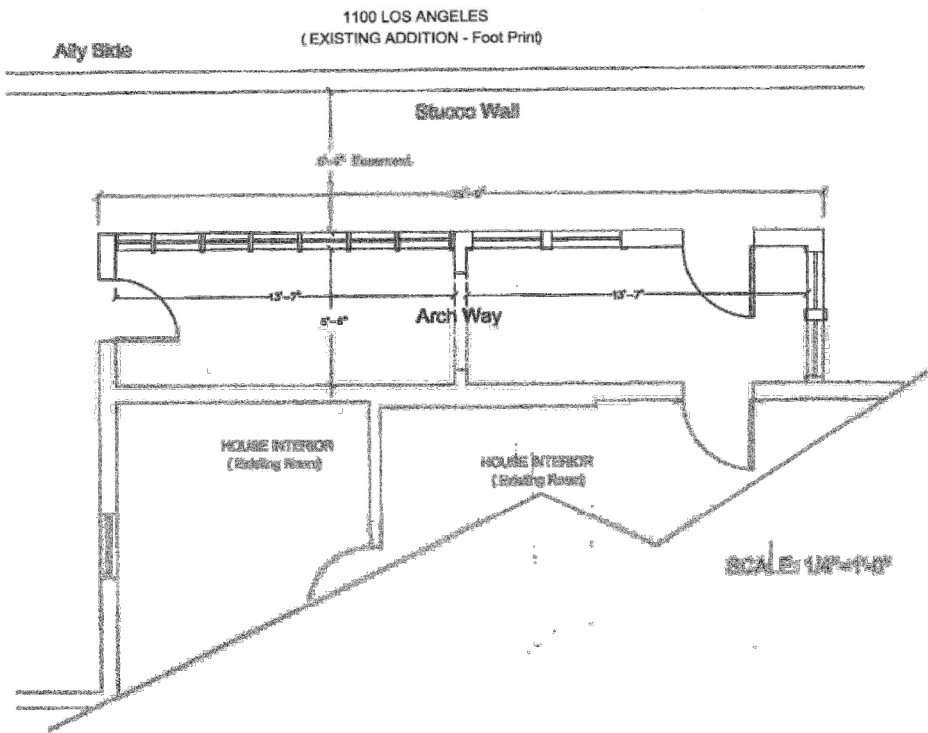
The Secretary of the Interior's Standards for Rehabilitation recommend the following:

- *New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.*

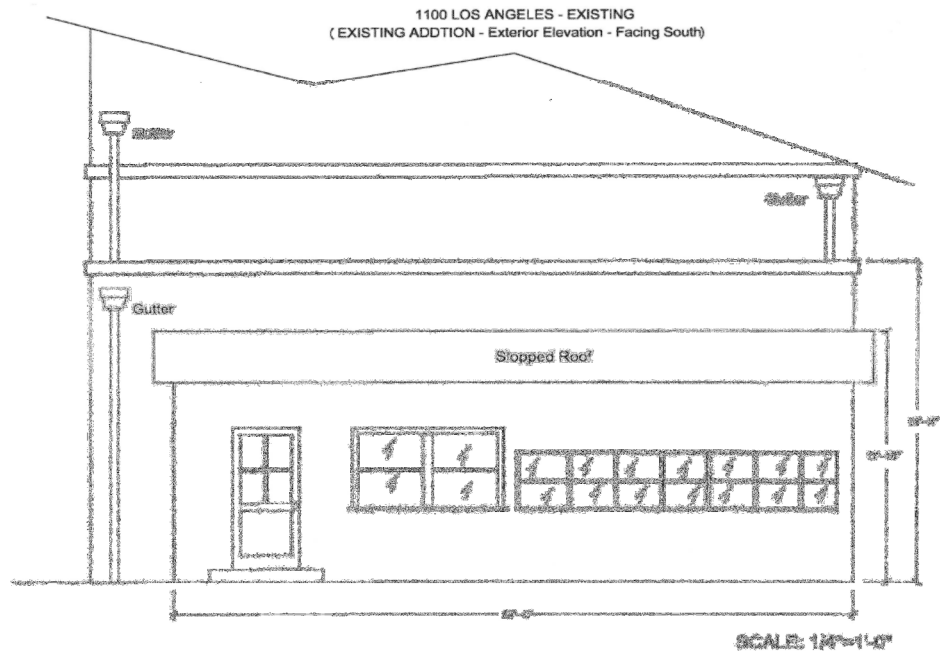
AERIAL MAP



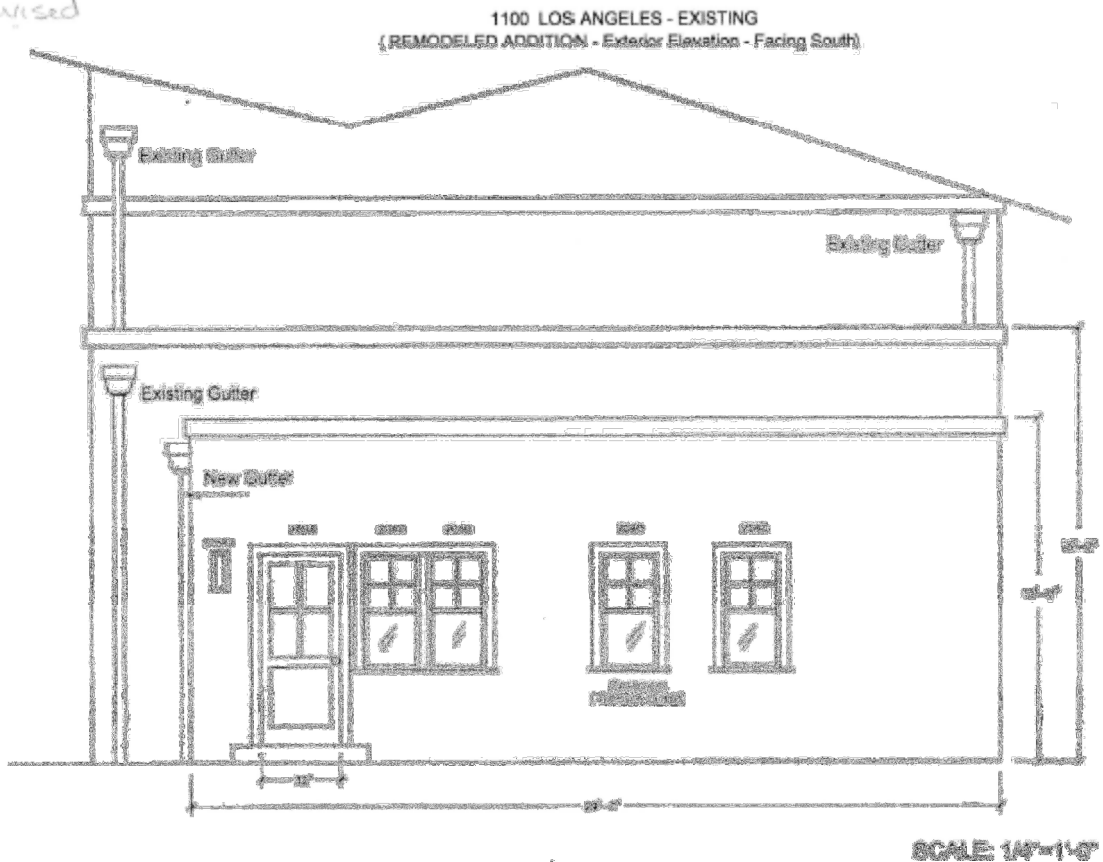
EXISTING AND PROPOSED PLANS



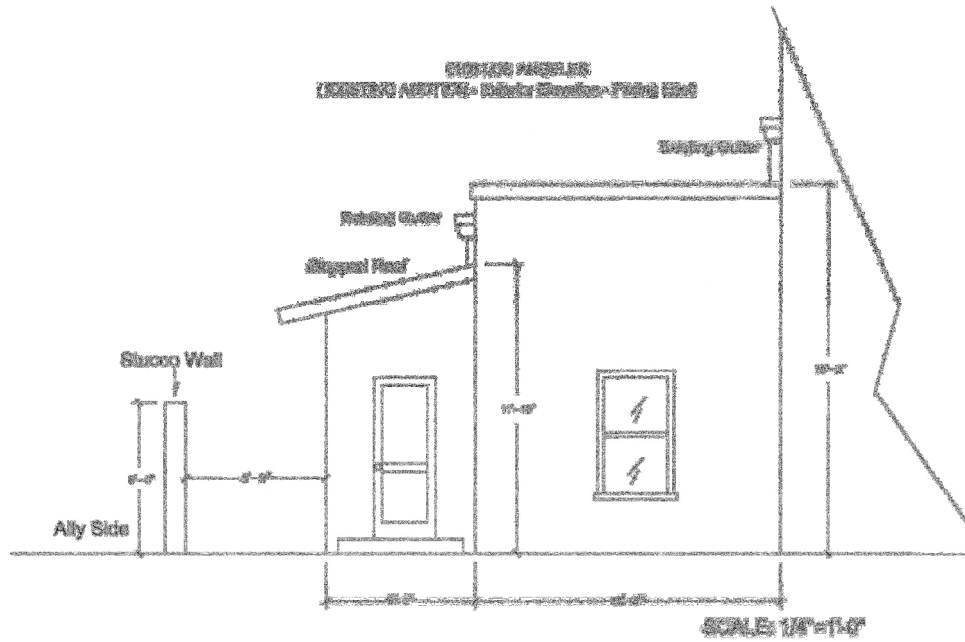
EXISTING AND PROPOSED ELEVATIONS



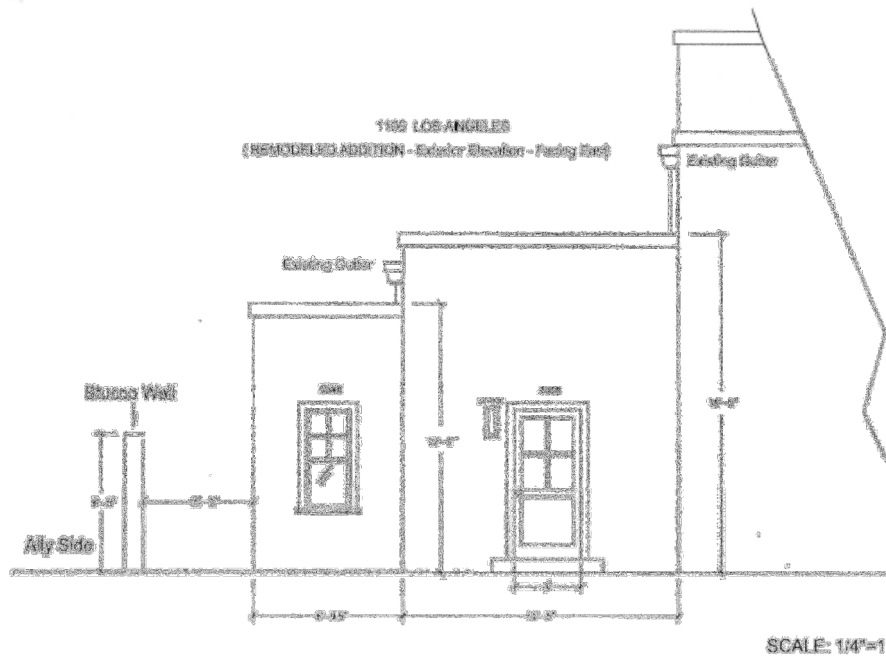
6/23/15
Revised



EXISTING AND PROPOSED ELEVATIONS

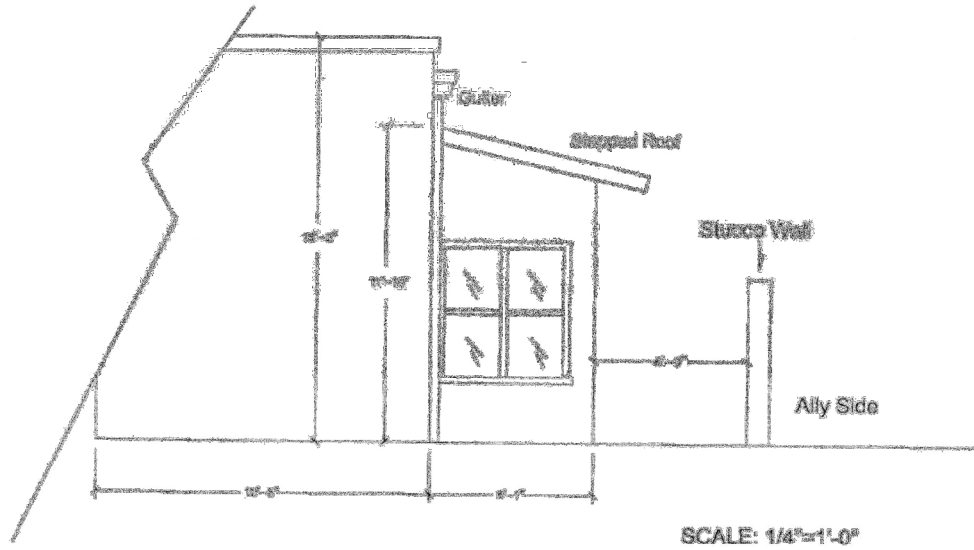


4/23/15
Revised



EXISTING AND PROPOSED ELEVATIONS

1100 LOS ANGELES
(EXISTING ADDITION - Exterior Elevation - Facing West)



4/23/15
Revised

1100 LOS ANGELES
(REMODELED ADDITION - Exterior Elevation - Facing West)

